



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: January 25, 2005

Department: Zoning, Building and Planning **Staff Contact:** Enrico Gradi, Program Planner

TITLE: CONSENT: Special Use Permit for an Institution (programmatic youth home)(CSU-40040)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the December 1, 2004 public hearing, the County Planning Commission voted 6-0 (Commissioner Montano excused) to recommend approval of a Special Use Permit for an Institution (programmatic youth home) on Tract 1, located at 19 Cirquela Road, on the east side of North Highway 14 approximately 1.25 miles from I-40/North Highway 14, zoned M-H, containing approximately 4.58 acres. The decision was based on seven (7) Findings and subject to the following eleven (11) Conditions:

Findings:

1. This is a request for a Special Use Permit for an Institution (programmatic youth home) on Tract 1, located at 19 Cirquela Road, on the east side of North Highway 14 approximately 1.25 miles from I-40/North Highway 14, zoned M-H, containing approximately 4.58 acres.
2. The Special Use Permits for an Institution of an Educational Nature (CSU-70-69, CSU 90-39 and CSU-98-22) are superseded by the amended Special Use Permit for an Institution (programmatic youth home) (CSU-40040).
3. This request is consistent with Resolution 116-86, in that this land use is more advantageous to the community in that the Human Services Goal of the Comprehensive Plan calls for the locating human services facilities in locations that provide the greatest possible access to services, and to consider human rights and human services needs in development and redevelopment throughout the plan area.
4. The request is consistent with Resolution 116-86 in that a Special Use Permit will act as a transition between adjacent zones, and the conditions of approval apply regulations that require the applicant to minimize impacts to adjoining properties.
5. The property is within the Rural Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.

6. The applicant has agreed to use Waterfall Road, if acceptable to the Public Works Division, as the primary access to the facility.
7. This request is consistent with the health, safety, and general welfare of the residents of the County.

Conditions:

1. The applicant shall obtain a Surface Disturbance Permit from the City of Albuquerque Environmental Health Department prior to any earthmoving activities involving a parcel of $\frac{3}{4}$ of an acre or more. A copy of the permit shall be submitted to the Zoning, Building, Planning and Environmental Health Department.
2. The applicant shall submit to the Bernalillo County Office of Environmental Health a complete set of construction and/or engineering drawings for the proposed wastewater system including a discharge plan.
3. The applicant shall obtain a wastewater permit from the State of New Mexico Ground Water Bureau and the Bernalillo County Office of Environmental Health.
4. The applicant shall contact the Bernalillo County Public Works Division regarding the possible submittal of a grading and drainage plan. If a grading and drainage plan is required for review and approval by the Public Works Division, a copy of the approval shall be submitted to the Zoning, Building, Planning and Environmental Health Department.
5. Any site lighting shall be site specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots. Outdoor light poles shall not exceed sixteen (16) feet in height above existing grade; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet from existing grade.
6. In the event of future residential uses are developed adjacent to the subject site, a solid wall or solid fence at least six feet high shall be erected within 120 days from the date of residential construction and shall be erected on sides abutting any residential uses.
7. A six (6) foot landscape buffer shall be located parallel to the wall and inside face the wall and shall have a mixture of shade trees and evergreen trees to provide buffering at a minimum of twenty-five (25) feet on center.
8. Site access roadways shall be approved by the Bernalillo County Public Works Division prior to development. Construction plans and access easement documents required for roadway and site improvements shall be submitted to the Bernalillo County Public Works Division for review and approval.
9. The Special Use Permit shall be issued for ten (10) years.
10. A revised site development plan consistent with the Conditions of approval shall be submitted for review and approval to the Zoning Administrator within two months after the final Board of County Commissioners approval.

11. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit, and shall be strictly complied within one year.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (December 3, 2004).
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval